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4 UNITED STATES BANKRUPTCY COURT  
5 MIDDLE DISTRICT OF PENNSYLVANIA

6 IN RE:

7 HEIDI ANN PLASIC, FKA HEIDI ANN  
8 ANDERSON

CASE NO: 124-bk-02068-HWV

**DECLARATION OF MAILING  
CERTIFICATE OF SERVICE**

Chapter: 13

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11 On 12/16/2024, I did cause a copy of the following documents, described below,  
12 Notice to Creditors - Sale of Real Estate

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18 to be served for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with  
19 sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and  
incorporated as if fully set forth herein.

20 I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.  
21 com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to  
22 Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if  
fully set forth herein.

23 Parties who are participants in the Courts Electronic Noticing System ("NEF"), if any, were denoted as having been  
24 served electronically with the documents described herein per the ECF/PACER system.

25 DATED: 12/16/2024

/s/ Gary J. Imblum, Esquire

Gary J. Imblum, Esquire 42606

Attorney for Debtor

Imblum Law Offices, P.C.

4615 Derry St

Harrisburg, PA 17111

717 538 5250

carol.shay@imblumlaw.com

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3 UNITED STATES BANKRUPTCY COURT  
4 MIDDLE DISTRICT OF PENNSYLVANIA

5 IN RE:

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7 ANDERSON

CASE NO: 124-bk-02068-HWV

**CERTIFICATE OF SERVICE  
DECLARATION OF MAILING**

Chapter: 13

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11 On 12/16/2024, a copy of the following documents, described below,  
12 Notice to Creditors - Sale of Real Estate

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19 were deposited for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient  
20 postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth  
herein.

21 The undersigned does hereby declare under penalty of perjury of the laws of the United States that I have served the above  
22 referenced document(s) on the mailing list attached hereto in the manner shown and prepared the Declaration of Certificate of  
Service and that it is true and correct to the best of my knowledge, information, and belief.

23 DATED: 12/16/2024

24 

25 Miles Wood  
26 BK Attorney Services, LLC  
27 d/b/a certificateofservice.com, for  
Gary J. Imblum, Esquire  
Imblum Law Offices, P.C.  
4615 Derry St  
Harrisburg, PA 17111

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: :  
HEIDI ANN PLASIC : CASE NO. 1:24-bk-02068-HWV  
fka HEIDI ANN ANDERSON :  
Debtors : CHAPTER 13

NOTICE OF MOTION, RESPONSE DEADLINE  
AND SCHEDULED HEARING DATE

Gary J. Imblum, Esquire, attorney for Heidi Ann Plasic, 714 Edison Road, Dauphin PA has filed a Motion to Sell Real Estate located at 714 Edison Road, Dauphin PA Free and Clear of Liens to BP Real Estate Investment Group LLC, non-relatives and non-insiders, in the amount of \$162,500.00. Settlement shall occur on or before January 25, 2025 at a location not yet determined.

**YOUR RIGHTS MAY BE AFFECTED. YOU SHOULD READ THESE PAPERS CAREFULLY AND DISCUSS THEM WITH YOUR ATTORNEY, IF YOU HAVE ONE IN THIS BANKRUPTCY CASE.** (If you do not have an attorney, you may wish to consult an attorney.)

1. If you do not want the court to grant the relief sought in the motion or if you want the court to consider your views on the motion, then on or before, January 6, 2025, you or your attorney must do all of the following:

- (a) File an answer on or before January 6, 2025 explaining your position at  
OFFICE OF THE CLERK  
UNITED STATES BANKRUPTCY COURT  
SYLVIA H. RAMBO U.S. COURTHOUSE  
1501 N. 6<sup>TH</sup> STREET, 3<sup>RD</sup> FLOOR  
HARRISBURG, PA 17102

If you mail your answer to the bankruptcy clerk's office for filing, you must mail it early enough so that it will be received on or before 5:00 p.m. January 6, 2025; and

- (b) Mail a copy to the Movant's Attorney:

IMBLUM LAW OFFICES, P.C.

Gary J. Imblum  
4615 Derry Street  
Harrisburg, PA 17111  
(717)238-5250; FAX (717)558-8990  
Electronic Mail: [gary.imblum@imblumlaw.com](mailto:gary.imblum@imblumlaw.com)

2. The property to be sold may be examined at 714 Edison Road, Dauphin, PA at any time prior to the sale.

3. Arrangement to view the property may be made by calling Gary J. Imblum, Esquire at 717-238-5250.

4. The terms and conditions of the sale are as follows:

- a. Pending offers: \$185,000.00;  
b. Minimum bid requirements: \$185,000.00

5. The sale of real estate located at 714 Edison Road, Dauphin, PA is \*\*\*not\*\*\* subject to higher offers.

6. Advertisement of the sale shall be as follows: N/A.

7. Inquiries regarding the sale shall be directed to the following: Gary J. Imblum, Esquire, 717-238-5250

8. If you or your attorney do not take the steps described in paragraphs 1(a) and 1(b) above and attend the hearing, the court may enter an order granting the relief requested in the motion.

9. A scheduled hearing on the motion will be held before the Honorable Henry W. Van Eck, on January 28, 2025 at 9:30 a.m. in the Bankruptcy Courtroom No. 4B (4<sup>th</sup> Floor), the Sylvia H. Rambo U.S. Courthouse, 1501 North 6<sup>th</sup> Street, Bankruptcy Courtroom 4B, Harrisburg, Pennsylvania 17102. Unless the court orders otherwise, the hearing on this matter will be an evidentiary hearing at which witnesses may testify with respect to disputed material factual issues in the manner directed by Fed.R.Bankr.P. 9014(d).

10. If you do not file a response or objection within twenty one (21) days after the date of this notice, the hearing will not be held and an order will be entered granting the Motion for Sale.

11. If a copy of the motion is not enclosed, a copy of the motion will be provided to you if you request a copy from the attorney named in paragraph 1(b).

12. You may contact the Bankruptcy Clerk's Office at 717-901-2800 or 570-826-6450 to find out whether the hearing has been canceled because no one filed an answer.

Dated: 12/16/2024

Gary J. Imblum, Esquire  
4615 Derry Street  
Harrisburg, PA 17111

## USPS FIRST CLASS MAILING RECIPIENTS:

Parties with names struck through or labeled CM/ECF SERVICE were not served via First Class USPS Mail Service.

## CASE INFO

LABEL MATRIX FOR LOCAL NOTICING  
NCRS ADDRESS DOWNLOAD  
CASE 124-BK-02068-HWV  
MIDDLE DISTRICT OF PENNSYLVANIA  
MON DEC 16 9-10-51 PST 2024

~~EXCLUDE~~~~(U)NATIONSTAR MORTGAGE LLC~~~~EXCLUDE~~~~US BANKRUPTCY COURT  
SYLVIA H RAMBO US COURTHOUSE  
1501 N 6TH STREET  
HARRISBURG PA 17102-1104~~

CAPITAL ONE  
ATTN BANKRUPTCY  
PO BOX 30285  
SALT LAKE CITY UT 84130-0285

HOLY SPIRIT EMS  
CO NATIONAL RECOVERY AGENCY  
2491 PAXTON STREET  
HARRISBURG PA 17111-1036

INTERNAL REVENUE SERVICE  
PO BOX 7346  
PHILADELPHIA PA 19101-7346

(P)JEFFERSON CAPITAL SYSTEMS LLC  
PO BOX 7999  
SAINT CLOUD MN 56302-7999

KML LAW GROUP PC  
701 MARKET STREET  
SUITE 5000  
PHILADELPHIA PA 19106-1541

MDJ 12305  
8010 BRETZ DRIVE  
HARRISBURG PA 17112-9748

MERRICK BANK  
RESURGENT CAPITAL SERVICES  
PO BOX 10368  
GREENVILLE SC 29603-0368

MRCUNITED WHOLESALE M  
ATTN BANKRUPTCY  
PO BOX 619098  
DALLAS TX 75261-9098

MARINER FINANCE LLC  
ATTN BANKRUPTCY  
8211 TOWN CENTER DRIVE  
NOTTINGHAM MD 21236-5904

MERRICK BANKCARD WORKS  
ATTN BANKRUPTCY  
PO BOX 5000  
DRAPER UT 84020-5000

NATIONSTAR MORTGAGE  
8950 CYPRESS WATERS BOULEVARD  
COPELL TX 75019-4620

(P)NATIONSTAR MORTGAGE LLC  
PO BOX 619096  
DALLAS TX 75261-9096

PA DEPT OF REVENUE  
ATTN BANKRUPTCY DIVISION  
DEPT 280946  
HARRISBURG PA 17128-0946

PAUL RHEN  
1911 STONEY CREEK ROAD  
DAUPHIN PA 17018-9605

ROGER R LAGUNA JR ESQUIRE  
LAGUNA ASSOCIATES PLLC  
1119 NORTH FRONT STREET  
HARRISBURG PA 17102-3318

(P)UGI UTILITIES INC  
ATTN CREDIT COLLECTIONS  
P O BOX 13009  
READING PA 19612-3009

~~EXCLUDE~~~~(D)(P)UGI UTILITIES INC  
ATTN CREDIT COLLECTIONS  
P O BOX 13009  
READING PA 19612-3009~~

UNITED STATES TRUSTEE  
US COURTHOUSE  
1501 N 6TH ST  
HARRISBURG PA 17102-1104

~~EXCLUDE~~~~GARY J IMBLUM  
IMBLUM LAW OFFICES PC  
4615 DERRY STREET  
HARRISBURG PA 17111-2660~~

HEIDI ANN PLASIC  
714 EDISON ROAD  
DAUPHIN PA 17018-9623

(P)JACK N ZAHAROPOULOS  
ATTN CHAPTER 13 TRUSTEE  
8125 ADAMS DRIVE SUITE A  
HUMMELSTOWN PA 17036-8625

COURT'S LIST OF NEF (ELECTRONIC SERVICE) RECIPIENTS:

(Trustee)  
Jack N Zaharopoulos  
Standing Chapter 13  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036

info@pamd13trustee.com

United States Trustee  
US Courthouse  
1501 N. 6th St  
Harrisburg, PA 17102  
(Asst. U.S. Trustee)  
  
ustpreregion03.ha.ecf@usdoj.gov

Heidi Ann Plasic  
714 Edison Road  
Dauphin, PA 17018  
(Debtor 1)  
represented by:  
Gary J Imblum  
Imblum Law Offices, P.C.  
4615 Derry Street  
Harrisburg, PA 17111  
  
gary.imblum@imblumlaw.com

(Creditor)  
NATIONSTAR MORTGAGE LLC  
represented by:  
Brent J Lemon  
KML Law Group, P.C.  
701 Market Street #  
5000  
Philadelphia, PA 19106  
  
blemon@kmlawgroup.com